

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 951214-C_____

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

TRACT 1: 5.946 ACRE TRACT OF LAND, FROM "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2: 6.183 ACRE TRACT OF LAND, FROM "GR-MU-CO" COMMUNITY COMMERCIAL DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "GR-MU-CO" COMMUNITY COMMERCIAL DISTRICT-MIXED USE COMBINING DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS THE PROPERTY LOCATED ALONG U. S. HIGHWAY 290 WEST, AS MORE PARTICULARLY IDENTIFIED IN THE MAP ATTACHED AS "EXHIBIT A" TO THIS ORDINANCE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-95-0104, as follows:

Tract 1: From "GR-CO" Community Commercial district-Conditional Overlay combining district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

5.946 acre tract of land, said 5.946 acre tract of land being particularly described by metes and bounds as Tract 1 in "Exhibit B" attached and incorporated herein for all purposes.

Tract 2: From "GR-MU-CO" Community Commercial district-Mixed Use combining district-Conditional Overlay combining district to "GR-MU-CO" Community Commercial district-Mixed Use combining district-Conditional Overlay combining district.

6.183 acre tract of land, said 6.183 acre tract of land being particularly described by metes and bounds as Tract 2 in "Exhibit B" attached and incorporated herein for all purposes.

[hereinafter referred to as the "Property"]

locally known as the Property located along U. S. Highway 290 West, as more particularly identified in the map attached as "Exhibit A" to this ordinance, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Development on the Property shall be restricted to a maximum floor to area ratio of .25 to 1.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

CITY OF AUSTIN, TEXAS

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

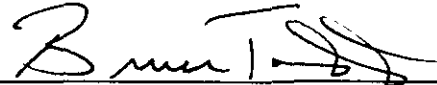
PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

December 14, 1995

§
§
§
§
§



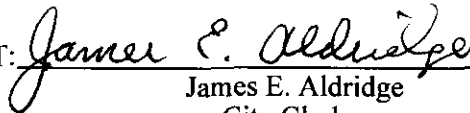
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

FIELD NOTES
(TWO TRACTS OF LAND)
FOR ZONING PURPOSES
(TRACT 1 - 5.946 ACRES TRACT 2 - 6.183 ACRES)

FIELD NOTE DESCRIPTION OF TWO TRACTS OF LAND TRACT 1 BEING 5.946 ACRES, TRACT 2 BEING 6.183 ACRES OF LAND, BEING ALL OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 1, BLOCK "A", STORM 290, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS FOUND OF RECORD IN VOLUME 93, PAGE 291, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT 1 AND TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1:

BEGINNING at a point in the north line of said Lot 1 and in the south right-of-way line of U.S. Highway 290 West, for the northwest corner hereof and the northeast corner of tract 2 from which the northwest corner of said Lot 1 bears N 86°32'02" W 285.91 feet and N 88°58'34" W 71.49 feet;

THENCE along the north line of said Lot 1, the north line hereof and the south right-of-way line of said U.S. Highway 290 the following two (2) courses and distances;

1) 488.55 feet with the arc of a curve to the right having a radius of 3804.72 feet a central angle of 07°21'26" and a chord bearing of S 80°42'07" E 488.22 feet to a concrete monument found at the point of tangency;

2) S 77°03'31" E a distance of 38.56 feet to an iron rod found at the northeast corner hereof the northeast corner of said Lot 1 being in the south right-of-way line of said U.S. Highway 290 West and in the west right-of-way of Staggerbrush Road (a 70' r.o.w.);

THENCE along the east line hereof the east line of said Lot 1 and the west right-of-way line of said Staggerbrush road S 17°52'52" W a distance of 583.18 feet to an iron rod found at the southeast corner hereof and the northeast corner of Lot 2 of said subdivision;

THENCE along the south line hereof and the north line hereof said Lot 2, the following two (2) courses and distances;

1) N 80°32'48" W a distance of 365.43 feet to an iron rod found for a point of intersection in the common line of said Lot 1 and Lot 2;

2) N 08°42'24" E a distance of 49.40 feet to an iron rod found for a point of intersection in the common line of said Lot 1 and Lot 2, also being the southwest corner hereof and the

southeast corner of tract 1;

THENCE across said Lot 1 with the common line of tract 1 and tract 2 N 01°21'34" E a distance of 533.83 feet to the POINT OF BEGINNING containing 5.946 acres of land more or less.

TRACT 2:

BEGINNING at a point in the north line of said Lot 1, the north line hereof and being in the south right-of-way line of U.S. Highway 290 West, also being the northeast corner of Chapparel Village as found of record in volume 23 page 29 of the Deed Records of Travis County, Texas;

THENCE along the north line hereof the north line of said Lot 1 and the south right-of-way line of said U.S. Highway 290 West the following two (2) courses and distances;

- 1) S 88°58'34" E a distance of 71.49 feet to a concrete monument found at the P.C.;
- 2) 285.98 feet with the arc of a curve to the right having a radius of 3804.72 feet a central angle of 04°16'24" and a chord bearing of S 86°32'02" E 285.91 feet to a point;

THENCE across said lot 1 S 01°21'34" W a distance of 533.83 feet to an iron rod found at the southeast corner hereof and being in the south line of Said lot 1 and in the north line of Lot 2 of said subdivision;

THENCE along the south line of said Lot 1 and the north line of said Lot 2 N 87°39'05" W a distance of 643.57 feet to an iron rod found at the southwest corner hereof the southwest corner of said Lot 1 and the northwest corner of said Lot 2 also being in the east line of said Chapparel Village;

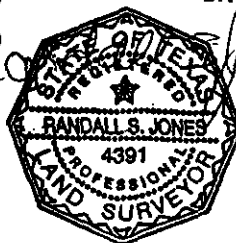
THENCE along the west line hereof the west line of said Lot 1 and the east line of said Chapparel Village N 29°36'28" E a distance of 604.84 feet to the POINT OF BEGINNING containing 6.183 acre of land more or less.

The bearing basis for these tracts is the same as said Storm 290, as found of record in volume 93, page 291 of the Plat Records of Travis County, Texas.

I, RANDALL S. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THESE NOTES REPRESENT THE RESULTS OF AN ACTUAL ON THE GROUND SURVEY, PREPARED BY ME OR UNDER MY SUPERVISION AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Randall S. Jones
RANDALL S. JONES
R.P.L.S. No. 4391

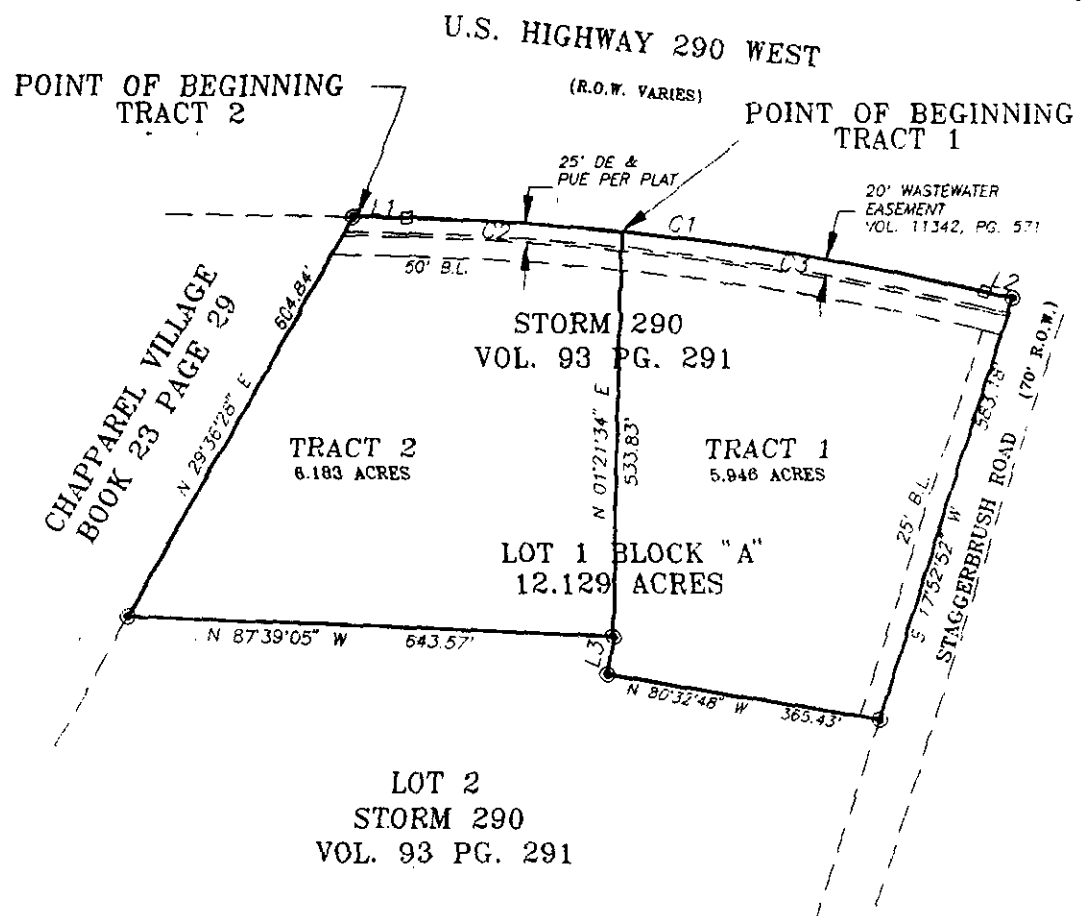
11/6/95
DATE



TRACT 1 - 5.946 ACRES

TRACT 2 - 6.183 ACRES

SCALE 1"=200'



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 88°58'34" E	71.49'
L2	S 77°03'31" E	38.56'
L3	N 08°42'24" E	49.40'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3804.72'	774.54'	388.61'	773.20'	S 82°51'19" E	11°39'50"
C2	3804.72'	285.98'	143.06'	285.91'	S 86°32'02" E	04°18'24"
C3	3804.72'	488.55'	244.61'	488.22'	S 80°42'07" E	07°21'26"

LEGEND

- ⊙ = IRON ROD FOUND
- = CONC. P.O.W. MARKER

PO#: 951214C

Ad ID#: CLQ701000

Acct #: 4992499

Austin American-Statesman

Acct. Name: City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Jeff Rosenberg

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

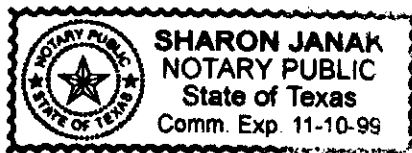
Date (s): December 22nd, 1995

Class: 9980 Lines: 37 Cost: \$82.88

and that the attached is a true copy of said advertisement.

Jeff Rosenberg

SWORN AND SUBSCRIBED TO BEFORE ME, this the 22nd day of Dec, 1995.



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

Sharon Janak
(Type or Print Name of Notary)

My Commission Expires: 11/10/99

ORDINANCE NO. 951214-C
AN ORDINANCE ORDERING A RE-
ZONING AND CHANGING THE ZON-
ING MAP, ACCOMPANYING
CHAPTER 13-2 OF THE AUSTIN CITY
CODE OF 1992 AS FOLLOWS:
TRACT 1: 5.946 ACRE TRACT OF
LAND FROM "GR-CO" COMMUNITY
COMMERCIAL DISTRICT-CONDI-
TIONAL OVERLAY COMBINING
DISTRICT TO "GR-CO" COMMUNITY
COMMERCIAL DISTRICT-CONDI-
TIONAL OVERLAY COMBINING DIS-
TRICT; AND,
TRACT 2: 6.183 ACRE TRACT OF
LAND FROM "GR-MU-CO" COM-
MUNITY COMMERCIAL DISTRICT-
MIXED USE COMBINING DISTRICT-
CONDITIONAL OVERLAY
COMBINING DISTRICT TO "GR-MU-
CO" COMMUNITY COMMERCIAL
DISTRICT-MIXED USE COMBINING
DISTRICT-CONDITIONAL OVERLAY
COMBINING DISTRICT, LOCALLY
KNOWN AS THE PROPERTY LOCATED
ALONG U.S. HIGHWAY 290 WEST, AS
MORE PARTICULARLY IDENTIFIED IN
THE MAP ATTACHED AS "EXHIBIT A".
TO THIS ORDINANCE, IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS,
WAIVING THE REQUIREMENTS OF
SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF
THE AUSTIN CITY CODE OF 1992,
AND PROVIDING AND EFFECTIVE
DATE _____
MAYOR BRUCE TODD
AUSTIN, TEXAS